Glossary of Terms


A

**adaptive use**—The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use. Examples might include a commercial building now used for apartments, or a house now used as a funeral parlor.

**alteration**—Any act or process that changes any portion of the exterior architectural appearance or exceptionally significant interiors of a building, structure or object, including, but not limited to, the erection, construction, reconstruction, or removal of any exterior feature.

**antebellum**—Latin, “before war”; used in archeology, architecture and history to refer to the period before the American Civil War. See also postbellum.

**archeology**—The scientific study of the physical remains of past human life, including prehistoric and historic societies.

**archeological site**—A concentration of archeological resources including artifacts (human-made objects), ecofacts (bone, shell, plant remains), or modifications to the landscape (e.g., terraces, vegetative elements, mounds, trenches) that provide information on past human activities. Archeological sites may include structures; however, unlike historic properties such as houses, the location of an archeological site is not always apparent. Archeological sites may qualify to become Historic Sites if they meet the criteria of Subtitle 29-104, after review by the Historic Preservation Commission and an amendment to the Historic Sites and Districts Plan or to an area master plan or sector plan.

**area of significance**—According to National Register criteria, the aspect of historic development in which a property made contributions, such as agriculture or government.

B

**balustrade**—A railing, often constructed around porches, with a horizontal handrail on top and a row of individual vertical members (or balusters) below.

**boundary lines**—The delineation of a geographical extent or area.

**boundary justification**—An explanation to justify selection of boundaries.

**building**—A structure created principally to shelter any form of human activity, such as a house.

**burial grounds**—A term used to describe tract of land for burial of the dead

C

**capital grant**—A grant that provides funding for the acquisition, preservation, restoration, or rehabilitation of historic property. (See noncapital grants)

**catslide roof**—A roof with one side longer than the other, continuing at the same pitch over an extension to a building.

**cemetery**—A burial ground set apart that contains graves, tombs, markers or funeral urns.

**Central Business Districts (CBD)**—Commercial centers of cities or towns where shops and services are
concentrated, also “downtowns.” See also Main Street Programs.

Certified Local Government (CLG)—A local government, certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic resources, to review areas for historically significant structures, and to develop and maintain community planning and education program. The Certified Local Government Program is a preservation partnership between local, state, and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a CLG. CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

certified rehabilitation—For investment tax credit rehabilitation work, project certification must include the fact that the structure is listed in the National Register of Historic Places (or eligible for listing), and certification of proposed rehabilitation work by the state historic preservation officer and the National Park Service as meeting the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

collective—A prominent or distinctive aspect, quality, or characteristic of a historic property or historic district that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features. See also significant features.

circa—Latin for “around” is used when an exact date is not known. For example, “The house was built circa 1840.” May also be abbreviated as “c.” as in “c. 1840.”

clapboards—Also called weatherboards, clapboards are the exterior covering of frame buildings in which overlapping wood boards are placed horizontally. Pronounced “kláb’erd.” See also German siding.

collection—The material remains that are excavated or removed during a survey, excavation or other study of a prehistoric or historic archeological resource as well as the associated records that are prepared or assembled in connection with the survey, excavation, or other study.

Colonial Revival—An architectural style beginning in the late 19th century and continuing to the present day which was inspired by the study of American colonial building styles. Examples of historic Colonial Revival buildings abound in College Park, University Park, Hyattsville, and across the county. Colonial Revival buildings frequently employ design cues such as columns, multipane windows, paneled doors, shutters, gable roofs, and brick chimneys.

community development—Refers to efforts to strengthen and develop communities within urban or suburban neighborhoods or towns. The term is related to Main Street Programs, but community development efforts need not focus on central business districts or even on economic aspects of communities. Efforts to reduce crime, increase pedestrian safety, educate citizens about racial or ethnic diversity, create or celebrate local identity could all be described by this term.

conservation—(1) the skilled repair and maintenance of cultural artifacts, including buildings and historic or artistic materials, with the aim of extending their longevity and aesthetic qualities; (2) the term used in the European preservation movement to encompass historic preservation. It is also used in the U.S. to convey the wise use of existing resources. Urban conservation means maintaining the integrity of the built environment, and rural conservation encompasses the preservation of agricultural landscapes, including rural villages.

conservation district—An area that contains substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance. The provision for county architectural conservation districts is established under Sections 27-213.18 through 27-213.22 of the Prince George’s County Zoning Ordinance. An architectural conservation district must include at least ten contiguous acres and possess design characteristics that distinguish it from other areas of the county. Establishing architectural conservation districts may be an effective means of enhancing the architectural and character-defining features of an area without the level of review associated with historic district designation.
**conservation technology**—Equipment and methods used in the conservation of artifacts, historic buildings and historic building components.

**contributing**—A classification applied to a site, structure or object within a historic district signifying that it generally shares, along with most of the other sites, structures or objects in the historic district, the qualities that give the historic district cultural, historic, architectural or archeological significance as embodied by the criteria for designating the historic district. These resources are of the highest importance in maintaining the character of the historic district. Typically, contributing resources have been modified very little over time. See also noncontributing.

**cornice**—A molded projection extending across the top of a wall or forming the top element of a door or window frame.

**cultural landscape**—A geographic area that includes cultural and natural resources associated with a historic event, activity, person, or group of people. Cultural landscapes exist in both rural and urban environments and can range from thousands of acres to houses with small yards.

**cultural resource**—“A building, structure, district, site, or object that is significant in...history, architecture, archeology, or culture” (William A. Murtagh, *Keeping Time*, page 214).

**cultural resource management**—Sometimes abbreviated as CRM, it is the administration or protection of a cultural resource or resources.

**cultural resource survey**—An inventory of sites, buildings, structures, or objects deemed to have local, regional, national, or international cultural significance. The purpose of such surveys is to have a record of what is significant in order to protect such resources from development or encroachment or to document the current appearance or condition for the record. Often such surveys lead to the nomination of properties to historic registers.

**cruciform**—Used here to describe the plan of a building, usually a church, in the shape of a cross; two straight line segments intersecting at right angles

**curation**—(1) Inventorying, accessioning, labeling, cleaning, and cataloging a collection (to be completed by the archeological consultant); (2) providing curatorial services means managing and preserving a collection according to professional museum and archival practices, including, but not limited to: storing and maintaining a collection using appropriate methods and containers, and under appropriate environmental conditions and physically secure controls.

**demolition-by-neglect**—The destruction of a structure caused by failure to perform maintenance over a long period of time.

**design criteria**—Standards of appropriateness or compatibility of building design within a community or historic district. Often in the form of a handbook, design criteria (also called design guidelines) usually contain drawings accompanying “do’s and don’t’s” for the property owner. In some situations a Historic Preservation Commission or similar group has authority to administer the design criteria.

**documented property**—A property that has been surveyed but is not included in the Inventory of Historic Resources. They are not subject to the Historic Preservation Ordinance unless reviewed under Section 29-120.01.

**easement**—According to *Black's Law Dictionary*, an easement is an interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose (such as to cross it for access to a public road).

**embodied energy**—The amount of energy associated with extracting, processing, manufacturing, transporting, and assembling building materials. Historic buildings have significant embodied energy, which is why their rehabilitation and/or continued use is considered green or sustainable. See also LEED.

**Environmental Setting**—As defined in the Historic Preservation Ordinance, it is an area of land (including or
within property boundaries) to which a historic resource relates visually and/or historically and which is essential to the integrity of the historic resource.

**ethnographic landscape**—A relatively contiguous area of interrelated places that contemporary cultural groups define as meaningful because it is inextricably and traditionally linked to their own local or regional histories, cultural identities, beliefs and behaviors. Present-day social factors such as a people’s class, ethnicity, and gender may result in the assignment of diverse meanings to a landscape and its component places.

**façade**—Any of the exterior faces of a building; often refers to the architectural front, which is distinguished from other walls by its degree of elaboration or is the location of the principal entrance.

**Federal Historic Preservation Program**—Administered by the National Park Service, it comprises a range of programs, such as Rehabilitation Tax Incentives, Section 106 Review and the National Register of Historic Places, that encourage the preservation of historic properties in the United States and enforce the provisions of the National Historic Preservation Act.

**fish-scale shingles**—Individual wood shingles with a curved end, which when laid together form the appearance of a fish’s scales.

**Flemish bond**—A brick wall with a pattern of alternating headers and stretchers at each course. Often, some of the headers are burned or glazed black to form a decorative pattern on the facade.

**German siding**—Also known as drop siding, it is a flat-faced board with a concave top and notched bottom. German siding is installed by nailing the notched bottom of the upper board over the concave top of the lower board in a staggered joint pattern. German siding is very common on 19th and 20th century frame buildings throughout the county. See also clapboard.

**Greek Revival**—A style of architecture based on Classic Greek temples; used for both public buildings and houses, common in Prince George’s County from circa 1820–1860.

**green**—Having positive environmental attributes or objectives. Historic preservation and the reuse of historic buildings are considered to be green. See also embodied energy, green building, LEED.

**green building**—An environmentally sustainable building, designed, constructed and operated to minimize impacts to the environment. Historic buildings can be considered to be green buildings, not only because of their embodied energy, but because they often incorporate passive energy-efficient features such as thicker walls and operable windows. Historic buildings are generally also durable and repairable, qualities considered to be green. See also LEED.

**Heritage Areas**—The bill authorizing Maryland Heritage Areas was approved by the 1996 Maryland General Assembly. Heritage Areas are designed to promote historic preservation and areas of natural beauty in order to stimulate economic development through tourism. Heritage areas are geographic areas or regions with a distinctive sense of place embodied in their historic buildings, neighborhoods, traditions, and natural features. They may be rural or urban places, where private ownership is anticipated to predominate, but where development can be creatively guided to attract tourism. Projects within “Certified Heritage Areas” are eligible for incentives such as grants and tax credits. The Anacostia Trails Heritage Area encompasses over 83 square miles in the northwest portion of the county.

**heritage conservation**—See historic preservation.

**heritage tourism**—The function of traveling to experience the places and activities that authentically represent the stories and people of the past and present.

**historic**—Mentioned, celebrated, or having influence in history.

**Historic American Buildings Survey (HABS)**—Architectural and engineering documentation programs of the National Park Service that produce a thorough archival record of buildings, engineering structures, and cultural landscapes.
**Historic American Engineering Record (HAER)** — *See* Historic American Buildings Survey.

**historic community** — A documented community that may or may not meet the criteria for designation as a historic district and/or National Register listing. Also referred to as a documented property. *See* Appendix B.

**historic context** — An organizing structure for interpreting history that groups information about historic resources that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions that affect the identification, evaluation, registration, planning, and treatment of historic resources.

**historic district** — A geographically definable area, urban or rural, that possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. County historic districts may be designated by the Historic Preservation Commission or (on appeal) by the County Council based on recommendations from the Historic Preservation Commission; National Register Districts are established by the National Park Service for listing in the National Register of Historic Places. County historic districts are protected by the Historic Preservation Ordinance.

**historic fabric** — The particular materials, ornamentation and architectural features that together define the historic character of a historic building.

**historic preservation** — Also known as heritage conservation, is a professional endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historic significance.

**Historic Preservation Commission (HPC)** — The Prince George's County Historic Preservation Commission (HPC), appointed by the County Executive, administers the provisions of the Prince George's County Historic Preservation Ordinance, and the County's preservation tax credit program. The HPC's responsibilities are to protect the Historic Resources, Historic Sites, and Historic Districts listed in the county Inventory of Historic Resources.

**Historic Preservation Ordinance** — Subtitle 29 of the Annotated Code of Prince George's County “Preservation of Historic Resources” establishes the Historic Preservation Commission and its powers and duties.

**historic preservation planning** — Refers to broad master plans for preservation, not specific plans being made for preservation of any one building. It encompasses all aspects of a preservation program: surveys, evaluation, designation, protective regulations, incentives such as tax credits and grant programs, stewardship, heritage education, and heritage tourism.

**historic property** — A district, site, building, structure, or object significant in the history, upland or underwater archaeology, architecture, engineering and culture of the State, including remains related to a district, site, building, structure, or object. [Article 28, §5-301(d)]

**historic register** — Refers to any local, state, national, or international list of significant sites, districts, buildings, or objects. Examples include the National Register of Historic Places and the World Heritage List.

**historic register criteria** — Refers to the standards that a site, district, building, or object must meet in order to be listed in a historic register.

**Historic resource** — (1) as defined in the Historic Preservation Ordinance, a historic resource is a historic property listed in the county Inventory of Historic Resources; (2) any site, building, structure, or object that is part of, or constitutes, a historic property; (3) anything of cultural or economic value, including the natural environment.

**historic road** — As documented by historic surveys or maps, historic roads maintain their original alignment and landscape context through views of natural features and historic properties.

**Historic site** — In Prince George's County, any individual historic resource that has been evaluated and designated according to the process called for in the Historic Preservation Ordinance and found to be significant is called a historic site. Historic sites are protected by the Historic Preservation Ordinance through the Historic Preservation Commission.

**Historic Sites Act of 1935** — A federal law (49 Stat. 666; 16 U.S.C. 461-467) that established a national policy to preserve for public use, historic sites, buildings,
and objects of national significance for the inspiration and benefit of the American people.

**Historic Structure Reports (HSR)**—An analysis of a building’s structural condition involving written and photographic evidence. The purpose of an HSR is usually to provide a record of a building’s condition before beginning restoration or rehabilitation.

**infill**—The use of vacant land within a built-up area for further construction or development, especially as part of a neighborhood preservation or revitalization program.

**integrity**—The authenticity of physical characteristics from which historic resources obtain their significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. When historic properties retain integrity, they are able to convey their association with events, people, and designs from the past.

**intensive survey**—A systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

**Inventory of Historic Resources**—The inventory of identified and protected historic resources in Prince George’s County as listed in the Historic Sites and Districts Plan.

**LEED (Leadership in Energy and Environmental Design)**—An internationally recognized certification system established by the U. S. Green Building Council (USGBC). LEED certification allows developers to take advantage of a growing number of state and local government incentives, and can help boost press interest in a project. Starting in 2009, LEED will incorporate language that encourages the preservation and reuse of older buildings. M-NCPPC has membership in the U. S. Green Building Council. See also green, green building, sustainable, Smart Growth.

**LEED-ND**—The LEED for Neighborhood Development Rating System integrates the principles of smart growth, urbanism, and green building into the first national system for neighborhood design. LEED-ND will incorporate language that encourages the preservation and reuse of older buildings, including historic buildings. See also LEED.

**locus** (loci, plural)—A specific limited location within an archaeological site where a concentration of artifacts or features has been identified.

**Lustron Homes**—About 2,680 porcelain-steel Lustron Homes were produced in America between 1949–1950 by the Lustron Corporation in Columbus, Ohio. The ranch style houses usually had two or three bedrooms. Modern appliances including dishwasher were included. Heating was provided with a ceiling radiant system. They cost about $10,000. The homes were shipped on a flatbed and required 350 manhours to assemble. Most were built on a concrete base. All interior and exterior panels were of porcelainized steel construction; the exterior panels came in four colors: ‘Maize Yellow,’ ‘Dove Gray,’ ‘Surf Blue,’ and ‘Desert Tan’ and were designed for indefinite service without painting. The roof shingles were porcelain-coated steel as well. Carl Strandlund, an engineer noted for his war time metal working innovations, was the creator of Lustron Homes.

There are three Lustron Homes located in the historic community of Hillcrest Heights (76A-044). Since 1996, approximately 24 Lustrons and one Lustron District have been listed on the National Register of Historic Places outside of Maryland.

**Main Street Programs**—Programs to revitalize central business districts of small cities and towns. Refers most commonly, but not exclusively, to efforts underwritten by the National Main Street Center of the National Trust for Historic Preservation.

**Maryland Historical Trust (MHT)**—The state agency formed in 1961 to assist the people of Maryland in identifying, studying, evaluating, preserving, protecting, and interpreting the state’s significant prehistoric and
historic districts, sites, structures, cultural landscapes, heritage areas, cultural objects, and artifacts, as well as less tangible human and community traditions. MHT is the principal operating unit within the Division of Historical and Cultural Programs, which is an agency of the Maryland Department of Planning. Maryland’s State Historic Preservation Officer (or SHPO) appointed by the Governor pursuant to the National Historic Preservation Act of 1966, is a member of MHT staff.

**Maryland Inventory of Historic Properties**—A broad-based repository of information on districts, sites, buildings, structures, and objects of known or potential value to the prehistory, history, upland and underwater archeology, architecture, engineering, or culture of the State of Maryland. The inventory was created shortly after the Maryland Historical Trust was founded in 1961, and now includes data on more than 8,000 archeological sites and 80,000 historic and architectural resources. Inclusion in the Maryland Inventory of Historic Properties involves no regulatory restrictions or controls.

**Maryland-National Capital Park and Planning Commission, The** (M-NCPPC)—Created by the Maryland General Assembly in 1927 to develop and operate public park systems and provide land use planning for the physical development of most of Montgomery and Prince George’s Counties.

**Maryland-Washington Regional District, The**—Established by the Maryland-Washington Regional District Act, it is the geographical area for which M-NCPPC has subdivision authority and planning and zoning advisory responsibility.

**mixed use**—As distinguished from a single-use plan (as set out often in zoning regulations and laws), mixed use refers to a variety of authorized uses for buildings and structures in a particular area. This could appear as, for example, a property’s being utilized in more than one way, such as a street level market and second-floor apartments.

**muntin**—A secondary framing member that holds individual panes of glass within a window or glazed door. *See also* true divided-light sash.

**National Historic Landmark (NHL)**—A district, site, building, structure, or object of national historical significance, designated by the Secretary of the Interior under authority of the Historic Sites Act of 1935 and entered in the National Register of Historic Places.

**National Historic Preservation Act of 1966, as amended (NHPA)**—U.S. federal legislation which established the National Register of Historic Places and extended national historic preservation programs to properties of state and local significance. NHPA requires agencies to identify and manage historic properties under their jurisdiction or control; to consider actions that will advance the purposes of NHPA, and avoid, if possible, actions contrary to its purposes; to consult and cooperate with others in carrying out historic preservation activities, and to consider the effects of their actions—including permit and assistance actions—on historic properties following a regulation issued by the Advisory Council on Historic Preservation, the State Historic Preservation Officers, and the Tribal Historic Preservation Officers.

**National Park Service (NPS)**—The National Park Service is a bureau within the United States Department of the Interior. In addition to other activities, NPS helps communities across America preserve and enhance important local heritage. Grants and tax credits are offered to register, record, and save historic places. See also Federal Historic Preservation Program

**National Register of Historic Places (NRHP)**—The list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, or culture maintained by the Secretary of the Interior under the authority of the National Historic Preservation Act of 1966.

**National Trust for Historic Preservation (NTHP)**—The NTHP is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America’s communities. The NTHP was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America’s story.

**Natural Resources Inventory**—The signed plan that reflects the county-regulated environmental features.
noncapital grants—Grants that provide support for research, survey, planning, and educational activities involving architectural, archeological, or cultural resources. (See capital grants)

noncontributing—A classification applied to a site, structure, or object within a historic district indicating that it is not representative of the qualities that give the historic district cultural, historic, architectural or archeological significance as embodied by the criteria for designating the historic district. Buildings constructed after the district’s period of significance, or dating from the district’s period of significance but that have undergone significant alterations, usually comprise this classification. See also contributing.

object—A material thing of functional, historical or cultural value, typically primarily artistic in nature or relatively small in scale and simply constructed; it may be, by nature or design, movable yet related to a specific setting or environment; it may be listed in the National Register of Historic Places. Examples include boundary markers, statuary or monuments.

open space conservation—The range of techniques used to protect land from inappropriate development, including education, land use plans, zoning laws, and easements. See also Smart Growth.

ordinary maintenance—For a historic site, ordinary maintenance is work that does not alter exterior features. Ordinary maintenance will have no material effect on the historical, architectural, cultural, or archeological value of a historic resource within a historic district. This definition applies to appurtenances and environmental settings. Ordinary maintenance is usually not subject to review by the Historic Preservation Commission.

period of significance—That period of time in which a historic property achieved significance. The period may be as short as one year, as in the case of an architecturally significant property built in a given year. A property can also have achieved significance during several distinct periods of time, as in the case of an archeological site. In the case of a historic district, or a complex of buildings and features, the date of significance is the date of the oldest building within the boundaries of the property proposed for nomination. The ending date of the period of significance is the time by which significant development of the property, or the property’s importance, ended.

PG ID—The eight or nine digit number identifying a resource on the Inventory of Historic Properties in Prince George’s County. For example, 66-021-01 identifies a property within Planning Area 66, within historic community 021, with the individual site number 01. Each documented property in the county has a unique PG ID number.

Phase I (Investigation) Archeological Investigation—The first phase of a required archeological investigation. The purpose of the Phase I is to identify any archeological resources within the subject property.

Phase II (Evaluation) Archeological Investigation—Further archeological investigation to determine whether archeological resources on the subject property are potentially eligible for listing in the National Register of Historic Places, and/or the Prince George’s County Inventory of Historic Resources.

Phase III (Treatment) Archeological Investigation—Avoidance and preservation in place, or mitigation of adverse effects when an archeological site cannot be avoided or preserved in place. Phase III requires a preservation plan or a data recovery plan prior to archeological excavations, as well as a public outreach component.

planned community—A city and town built from the ground up on the basis of a carefully executed plan. A seminal example is Greenbelt, a garden city built as a New Deal-era project by the U.S. government and a designated National Historic Landmark.

planning area—The name given to a specific geographic area within Prince George’s County for planning purposes. Within the county there are 34 planning areas of roughly equal size. All documented properties are identified in part by the planning area in which they are located. For example, the number 87B-001-01 denotes a property in planning area 87B. See also PG ID.

pointing—The material with which joints in a masonry wall are filled. Also the process of placing mortar in a masonry joint as the units are laid up; repointing refers
to removing an outer portion of deteriorated mortar and refilling the joint with new mortar.

**postbellum**—Latin, “after war”; specifically refers to the period after the American Civil War. See also antebellum; Reconstruction.

**Pratt truss**—A bridge truss with rectangular or trapezoidal panels formed by vertical posts, a top chord in compression and a bottom chord in tension; diagonal ties slope downward toward the center. See the Historic Sites Duvall Bridge (64-002), Governors Bridge (74B-001) and Queen Anne Bridge (74B-012).

**preservation**—The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**preservation easement**—A voluntary legal agreement that provides a significant historic, archeological, or cultural resource. An easement provides assurance to the owner of a historic or cultural property that the property’s intrinsic values will be preserved through subsequent ownership. In addition, the owner may obtain substantial tax benefits. Once recorded, an easement becomes a part of the property’s chain of title and usually “runs with the land” in perpetuity, thus binding not only the owner who grants the easement but all future owners as well. (National Park Service, Historic Preservation Tax Incentives, Technical Preservation Services). A preservation easement is conveyed to and held by a nonprofit organization or governmental agency, which has the right and obligation to monitor the property and enforce the terms of the easement. The terms and conditions of each easement are established by the document creating the easement and may vary in purpose and nature of restrictions, though they may contain similar terms.

**Queen Anne**—A style of architecture popular in the United States from about 1880–1910. Distinctive essential features of American Queen Anne style include an asymmetrical facade; dominant front-facing gable, round, square, or polygonal tower(s); shaped and Dutch gables; a porch covering part or all of the front facade, including the primary entrance area; a second-story porch or balconies; pedimented porches; differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, wooden shingles over brickwork, etc; dentils; classical columns; spindle work; oriel and bay windows; horizontal bands of leaded windows; monumental chimneys; white painted balustrades; and slate roofs.

**reconstruction**—The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

**Reconstruction or Reconstruction Era**—In U.S. history, the period 1865–77 after the Civil War during which the nation was reunited under the federal government after the defeat of the Southern Confederacy.

**rehabilitation**—The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

**Rehabilitation Tax Incentives**—Programs which offer tax credits for the certified rehabilitation of certified historic buildings. Federal tax incentives are administered by the National Park Service, state tax incentives are administered by the Maryland Historical Trust, and the Historic Preservation Commission approves property tax credits in Prince George’s County.

**relocation**—The act of moving a historic resource. Relocation is discouraged because the significance of properties is often intrinsic to their historic setting. A historic building should be moved only as a last resort to avoid demolition.

**remodeling**—See renovation

**renovation**—The process of repairing and changing an existing building for contemporary use so that it is functionally equal to a new building. The terms
renovation and remodeling are generally not used in historic preservation.

**repointing**—see pointing.

**restoration**—The process or product of returning, as nearly as possible, an existing site, building, structure, or object to its condition at a particular time in its history, using the same construction materials and methods as the original, where possible.

**revival**—The term used to describe later interpretations of historic architectural styles. If the building was designed after the original style period, “Revival” is added to the style name. Examples include Greek Revival and Colonial Revival.

**sash**—The perimeter frame of a window, including the horizontal rails and vertical stiles that hold the glass panes; it may be movable or fixed.

**setback**—On a parcel of land, the distance between the street and the front of a building, or between a building and the side or back property lines.

**Secretary of the Interior’s Standards for the Treatment of Historic Properties, The**—A set of ten standards established by the National Park Service to serve as general guidelines for preservation, rehabilitation, restoration, and reconstruction projects nationwide. They can be applied to all types of structures, buildings, and sites.

**Section 106 review**—Refers to the best known part of the National Historic Preservation Act (NHPA) which requires federal agencies to consider the effects of their federally funded activities and programs on significant historic properties. “Significant historic properties” are those that are included in, or eligible for listing in, the National Register of Historic Places. The purpose of Section 106 is to balance historic preservation concerns with the needs of federal undertakings. This review process ensures that federal agencies identify any potential conflicts between their undertakings and historic preservation and resolve any conflicts in the public interest.

**sense of place**—The sum total of those parts by which a particular site, area, or neighborhood imparts a distinctive character unique to its locality.

**SHPO or State Historic Preservation Office.**—See Maryland Historical Trust.

**significance**—The importance of a historic property as defined by the National Register criteria in one or more areas of significance; in particular, for archeological sites, it means retaining integrity of context.

**significant features**—Those features of a historic building which give it its historic character. Examples of significant features include, but are not limited to, windows, roof materials and configuration, and porches. Significant features can also include finishes, such as paint or other decoration. Also known as character-defining features.

**simulated divided light sash windows (SDLs).**—See true divided light sash windows (TDLs).

**Smart Codes**—The Maryland Building Rehabilitation Code Program encourages private investment in existing buildings and communities through a new construction code that streamlines and harmonizes the code requirements for rehabilitation work. The Building Rehabilitation Code became effective on June 1, 2001, and applies to buildings of all types over one year old. §05.16.08 applies to historic buildings.

**smart growth**—An urban planning and transportation theory and initiative that concentrates growth in the center of a city to avoid sprawl and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, shopping, and mixed-use development with a range of housing choices. These are major characteristics of older neighborhoods. Historic districts comprising towns or cities which embody these characteristics and do not require people to rely on automobiles for transportation are considered models for smart growth. In Maryland, the five 1997 General Assembly legislation and budget initiatives Priority Funding Areas, Brownfields, Live Near Your Work, Job Creation Tax Credits, and Rural Legacy are collectively known as “Smart Growth.” Rehabilitation Tax Incentives are an important smart growth tool. See also LEED, LEED ND.
Appendix G • Glossary of Terms

**sustainability**—According to a 1987 United Nations conference, sustainable developments are defined as those that meet present needs without compromising the ability of future generations to meet their needs (World Commission on Environment and Development). Sustainability embodies “stewardship” and “design with nature.” Sustainable developments are those which fulfill present and future needs while only using and not harming renewable resources and unique human-environmental systems of a site: air, water, land, energy, and human ecology and/or those of other off-site sustainable systems (Rosenbaum 1993 and Vieria 1993).

**stabilization**—The act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**Stick style**—An architectural style popular in the late 19th and early 20th centuries in America; it sought to bring a translation of the balloon framing used in houses in the era by alluding to them through plain trim boards, soffits, aprons, and other decorative features, while eliminating overtly ornate features such as rounded towers and gingerbread trim. Recognizable details include the wraparound porch, spindle detailing, the “panelled” sectioning of blank wall, crown detailing along the roof peaks, and radiating spindle details at the gable peaks.

**structure**—Any kind of human construction; often used to refer to an engineering work, such as a bridge or monument, as opposed to a building. For National Register purposes, it means a functional construction made for purposes other than creating shelter.

**tax credits**—See Rehabilitation Tax Incentives.

**true divided-light sash windows (TDLs)**—A window with individual panes of glass separated by muntins. Most houses with this style of window and built until the mid-20th century have true divided lights. After about 1955 simulated divided light sash became cheaper to manufacture and the most widely used type of window when the look of divided lights was desired.

**vernacular building**—A building designed without the aid of an architect or trained designer; also, buildings whose design is based on a particular ethnic and/or regional building tradition.

**viewshed**—A viewshed is an area of land, water, or other environmental element that is visible to the human eye from a fixed vantage point. The term is often used in planning and archeology. In urban planning, for example, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Viewsheds are often spaces that are readily visible from public areas such as from public roadways or public parks.

**water table**—The projecting decorative molding of a masonry wall at the point where the wall thickens, often just below the first floor joist.

**windshield survey**—A limited exterior survey of historic buildings and structures, sometimes conducted by driving through an area in a car; used to prepare a preliminary inventory of historic properties or other planning data.

**wrought iron**—Iron with a small amount of carbon used for decorative hardware and iron work.

**zoning**—The process of dividing a political jurisdiction into geographic zones with different mixtures of allowable uses, sizes, siting, and forms of real property.